

## Paoli, Diana

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**From:** Jacob Patterson <jacob.patterson.esq@gmail.com>  
**Sent:** Friday, May 9, 2025 3:33 PM  
**To:** City Clerk  
**Cc:** Whippy, Isaac; Marie Jones  
**Subject:** Public Comment -- 5/12/25 CC Mtg., Item No. 7A, Hazelwood Senior Apartments

City Council & Staff,

First, I am not sure why the public comments from the Planning Commission hearing were not included among the agenda materials, we usually include them for more significant development projects like this one since they may have relevant information and are part of the administrative record for permit reviews. You should read through them in addition to any new written comments provided for the City Council hearing on this project. The concerns raised in those written comments are not otherwise included in your materials if they weren't addressed by the PC so you are being asked to make a decision with incomplete information.

I reviewed the agenda materials and want to suggest an additional special condition. We should require the developer to install conduit to the property line to allow for our new broadband internet fiber to be connected to the building so future residents can have access to the service. If we don't do that for bigger projects like this, the utility itself will have to pay for the much-more-extensive trenching, etc., to connect the building to our network. They will already be including other conduit for utility connections so it only makes sense to add it up-front rather than having to come back later and install it ourselves. The future installation of the service drops are concerning and could lead to significantly increased project expenses that we want to avoid. These types of details are handled in future construction documents anyway that are reviewed by staff and the building department so adding the requirement isn't particularly burdensome. Apartment complexes like this one are likely to be the more challenging and expensive service drops so every penny the City utility can save is good.

On a separate matter (although I care less about this topic than the broadband conduit), I recommend requiring a back-up power supply for safety reasons. The developer has installed these at other similar developments and the topic was briefly discussed by the Planning Commission, but not actually addressed. You should add this requirement so elevators are available in emergency instances for evacuation purposes or even for utility outages that occur. This is a common sense safety issue, IMO, which is why other jurisdictions have required generators. I think either generators or backup batteries are appropriate and whichever one the developer wants to install is fine with CDD Director approval.

Regards,

--Jacob

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**From:** Jacob Patterson <jacob.patterson.esq@gmail.com>  
**Sent:** Friday, May 9, 2025 3:58 PM  
**To:** City Clerk  
**Cc:** Whippy, Isaac; Marie Jones  
**Subject:** Public Comment 2 -- 5/12/25 CC Mtg., Item No. 7A, Hazelwood Senior Apartments

City Council & Staff,

One more thing I forgot to mention, although I don't think it alters the ultimate recommendation, is that the following statement in the staff report is not accurate but Marie probably doesn't know that:

**Package Desalination Plant.** The City has already constructed and currently operates a package desalination system which allows the City to pump brackish water from the Noyo River during high tides and low stream flows, which significantly increases the time periods in which the City can collect water while reducing the negative impact of water withdrawal during extreme drought conditions (low water flow on the river). The desalination system can process up to 144,000 gallons per day in drought conditions, which is quite significant as total water demand in a drought year is about 550,000 gallons per day. With the package desalination plant, the City can serve this project without withdrawing additional water during low flow conditions when the tide is out, which is the only time period with pumping limitations. Instead, the City can withdraw more water during high tides when the water is brackish and when there are no impacts on fish. Additionally, the City can withdraw water during high tides and store it in the raw water pond for future treatment thereby ensuring adequate water availability even when there are multiple extremely low tides in a row during any given time period.

In actuality, even if this was true in the past, our small desal unit is offline and has been offline for quite some time. When the water treatment plant was being upgraded, it never got reinstalled. In fact, it doesn't even work, I think because we failed to operate it frequently enough and the membranes dried out and need to be replaced. For some reason that doesn't make sense to me, we haven't done this. It really should be repaired and reattached to our system and operated frequently enough (even when we don't need the extra treated water) to keep it properly-maintained and operational. I think it is a shame that this state-funded equipment is just being stored at the City Yard. We should probably look into getting it back online so it is ready and available for use if we need it.

--Jacob

To: City Council, Department of Community Development, City Clerk  
From: Timothy and Linda Perry (for the Hazelwood Project Neighbors)  
Date: May 12, 2025  
Re: 860 Hazelwood Street, Fort Bragg: Neighborhood Issues

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These comments are based on discussions among neighbors of the proposed project at 860 Hazelwood. Many of them would like to be here tonight but are unable to attend Council meetings due to transportation problems, limited Zoom connectivity and their work schedules.

We welcome the effort to provide more housing in our City. At the same time, we have three concerns.

### **1. Parking Spaces**

The Planning Commission required 72 parking spaces as proposed by the developer. Despite the developer's agreement to provide 72 spaces (1-1/2 per unit), the finding proposed by staff would permit the spaces to be reduced to 53. There is no legal requirement to reduce the number of spaces when the developer has not asked the City to do so. But whether or not such a reduction is permissible, it should not happen. Many residents of the Moura Senior Housing Project are elderly and need caregivers, which results in a significant increase in parking on the street rather than in the parking lot. The same thing will happen with the new project if there is only one space for each unit. Retaining the 19 additional spaces already proposed by the developer will accommodate the need for caregivers without cutting into the already limited space for current residents.

### **2. Noise: Use Permit Findings Analysis #3 (pages 14-15)**

The worst problem is backup beepers on Amazon and UPS trucks, buses, and other commercial vehicles. Every one of us knows how loud and annoying they are. Every Amazon or UPS package, garbage truck, Senior Bus, fire truck, ambulance etc. will have to back up to get out of the driveway, beeping at 100 decibels or more because they cannot just drive around the building.

The Planning Commission's findings were based on incorrect facts. The staff report assumed that the nearest neighbor is 250' from the project and therefore would not be bothered by noise from the project. This assumption is wrong.

In fact, the Moura Senior Housing project is just over the fence with 38 residences within 250 feet of the project parking lot, some as close as 75 feet. 8 family homes across the street on Hazelwood or Woodward Street also are within 250 feet of the parking lot, the nearest being about 70 feet away.

We recommend that the driveway be redesigned to continue around the building so that vehicles can exit without having to back up in the parking lot or into the street.

### **3. Traffic Impacts**

The project is located at the end of Hazelwood Street, a dead end. Per the staff report (page 30) this will result in an increase in traffic on Hazelwood of approximately 200 trips per day. Although staff apparently did not do a trip count study on Hazelwood it is reasonable to assume on the order of 50 to 75 existing trips per day for the Moura Project. Almost all residents in the Moura Project, the neighborhood and the proposed project are or will be seniors, many of whom walk on the street daily and a substantial number of whom have limited mobility. Additionally, lower speeds will reduce project-related noise from the significantly increased traffic generated by the project.

To alleviate these problems, we propose that the City require or install traffic calming devices on Hazelwood Street comparable to the rubberized speed bumps found on the 700 block of River Drive west of the hospital.